

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

April 4, 2006  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us))

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1. **Meeting Called to Order at 6:30 p.m.**
2. **Pledge of Allegiance was lead by Sherri Abbas.**
3. **Roll Call**

Commissioner Sully, Chairwoman  
Commissioner Coleman, Vice Chairman  
Commissioner Shirhall,  
Commissioner Menth,  
Commissioner Weibert

Others Present:

Terry Richardson, Community Dev Director  
Sherri Abbas, Planning Services Manager  
Ed Courton, Associate Planner  
Crystal Hodgson, Deputy City Attorney  
Larry Wing, Engineering Services Manager  
Terry Stemple, Planning Commission Secretary

About 12 others

4. **Minutes**

*The minutes of the February 21, 2006 meeting were approved as submitted  
The minutes of the March 7, 2006 meeting were approved as submitted*

5. **Correspondence - None**
6. **Citizens Addressing the Commission on Non Agenda Items - None**

**Scheduled Items:**

7. **STANFORD RANCH LOT 52  
DESIGN REVIEW, DR-2005-18  
TENTATIVE PARCEL MAP, DL-2005-10  
BORGES ARCHITECTURAL GROUP**

**PUBLIC HEARING**  
Con't from 2/21/06

This application is a request for approval of design review and tentative parcel map entitlements to allow the development of nine buildings with approximately 87,360 square feet of office / warehouse space. Each building to be located on a separate parcel with parking and access provided via a tenth, common area, lot.

The subject property is located on the northerly side of West Oaks Blvd. approximately 800 feet easterly of the intersection of West Oaks Blvd. and Sunset Blvd. APN 017-081-048.



The property is zoned Planned Development Business Professional, Commercial, Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional, Commercial, Light Industrial (BP/Comm./LI).

A Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). This Notice serves as notice of intent to adopt a Negative Declaration pursuant to Section 15072 of CEQA. The review period for the Negative Declaration will be from February 1, 2006 to February 21, 2006. Comments on the Negative Declaration may be submitted to the Planning Department during this period. The Negative Declaration is available for review at the Planning Department Offices.

The applicant is Borges Architectural Group. The property owner is Stanford Ranch I, LLC.

Ed Courton presented the staff report and stated that the Applicant has requested a continuance to April 18, 2006.

On a motion by Commissioner Shirhall and seconded by Commissioner Menth this item was continued to April 18, 2006.

Vote: 5/0

**8. ST. MATTHEW LUTHERAN CHURCH  
DESIGN REVIEW, DR-2004-30  
CONDITIONAL USE PERMIT, U-2004-17  
MIKE LACKEY**

**PUBLIC HEARING**

This application is a request for approval of use permit and design review entitlements to allow the construction of an approximately 23,575 square foot church facility.

The subject property is generally located at the southeasterly corner of the intersection of Lonetree Boulevard and West Oaks Boulevard. APN# 365-020-047.

The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Business Professional (BP).

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 – In-Fill Development.

The applicant is Mike Lackey. The property owner is St. Matthew Lutheran Church.

Ed Courton presented the staff report.

The Commission had questions for Staff regarding the following:

1. Left turns being allowed on to West Oaks Blvd.;
2. Drive aisle stacking;
3. Number of parking spaces;
4. Proposed roofing material;
5. Bell tower lighting;
6. Phasing and landscaping.

Larry Wing, Engineering Services Manager, addressed the Commission's questions regarding the left turn being allowed onto West Oaks Blvd.



Applicant, Mike Lackey, addressed the Commission and stated they agree with the Staff Report and Staff's recommendations.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Shirhall commended the Applicant on the appearance of the project. He stated that he does have a concern with the composition shingle roof materials as proposed.

Commissioner Coleman also stated that he likes the project. He has the same concern as Commissioner Shirhall with the roofing materials. He also has concerns with the parking and stacking.

Commissioner Weibert thinks it is a wonderful project. She feels the location is a great placement for the project. She concurred with the other Commissioners on the roofing materials.

Commissioner Menth stated he also is concerned with the roofing materials. He would support the project with different roofing materials.

Commissioner Sully asked the architect to come to podium and address the issue of the roofing materials.

Gary Underhill, Imageworks Architecture, Inc., 707 Commerce Drive, Sacramento, CA, stated that the owner is willing to change to concrete tile for the roof. He also addressed the parking issues.

Commissioner Sully stated she is very pleased with the project and supports the change to concrete tile.

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Sunset West Lot 29B (St. Matthew Lutheran Church) / DR-2004-30 & U-2004-17) was approved by the following vote:

Roll Call Vote:

AYES: Commissioners Shirhall, Weibert, Coleman, Menth & Sully

NOES: None

ABSENT: None

ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Sunset West Lot 29B (St. Matthew Lutheran Church / DR-2004-30)) was approved with the following amendments:

Add Condition 13.c to read as follows:

- c) *Concrete tile shall replace the asphalt composition roofing as depicted in Exhibit A for the fellowship building, sanctuary building and bell tower. The concrete tile shall be reviewed and approved to the satisfaction of the Community Development Director.*

Amend Condition 16 to read as follows:



16. Phasing

*If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Community Development Director. The Community Development Director may condition the phasing to ensure each phase shall function independently.*

by the following vote:

Roll Call Vote:

AYES: Commissioners Shirhall, Weibert, Coleman, Menth & Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (SUNSET WEST LOT 29B (ST. MATTHEW LUTHERAN CHURCH / U-2004-17)) was approved by the following vote:

Roll Call Vote:

AYES: Commissioners Shirhall, Weibert, Coleman, Menth & Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**9. Discussion**

**1. City Council approvals**

**a. Sunset West Lot 2A**

**2. Planner's Institute – Monterey, CA**

- a. Betty Weibert summarized a couple of the workshops she attended.**
- b. Lynne Sully also summarized a couple of the workshops she attended.**
- c. Sherri Abbas stated that it was a great conference.**



**10. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled  
Meeting of May 2, 2006*

